

AGENDA REPORTS PACK

PLANNING COMMITTEE

18th March 2021

21P/054. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 4th March 2021 at 7.30pm

Present: Cllr Morris (Chair), Bolitho, Collinson, Graves, Loveluck, Ward and the Clerk

21P/041. Chairman's Introduction and Apologies – None given.

21P/042. Any Questions from the Public or Press – None present.

21P/043. To accept Declarations of Interest and Dispensations – None given.

21P/044. Minutes – Resolution that the minutes of the Committee meeting held on 18th February 2021 be signed as a correct record. Proposed Cllr Ward and seconded by Cllr Loveluck.
RESOLVED. Clerk to follow up with SCDC Tree Officers why previous applications were approved prior to consultation.

21P/045. Planning Applications:

- **21/00679/PRI01A** - Prior notification for a single storey rear extension, 18 Dunstal Field, Cottenham. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED.**
- **21/00408/HFUL** - Single storey side extensions, 5 The Lakes, Twentypence Road, Cottenham. The site is located outside the village framework and is in the floodplain. Considered overdevelopment of the site in terms of mass/scale to the original building. Originally the building was permitted on the footprint of a former workshop/garage but the proposed extensions are well outside the original footprint. Not a sustainable location and countryside vistas would be affected. Application is contrary to the Cottenham Neighbourhood Plan COH 1-4a and d. CPC recommends refusal. Proposed Cllr Morris and seconded by Cllr Collinson. **REFUSED.**
- **21/00172/HFUL** - Replacement of existing single glazed timber-stained windows with PVCu windows, 86 Rooks Street, Cottenham. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED.**

SCDC Approved:

- **20/04895/HFUL**- Conversion of existing rear conservatory to single storey rear extension, 1 Lacks Close, Cottenham

21P/046. Waterbeach Neighbourhood Plan – consider comments on the Waterbeach Neighbourhood Plan (by 20th April) – Report noted.

21P/047. Consultation – consider draft response to consultation on County Local Validation List Requirements (by 8th March) – Report noted.

21P/048. Enforcement – consider updates from Enforcement Officers and additional items for enforcement – Cllr Morris attended an SCDC event today with the Enforcement team which included information on what they can/can't do. Case 8/20A – query regarding information received from County; site has been covered with hardcore. Cllr Graves to follow up with Deborah Jeakins and Clerk to continue to chase Enforcement for a response. Case 5/19B – Clerk to contact owner to remind them of condition 6. Case 1/21B – Clerk to follow up with SCDC Cllr Wilson. Appendix 1 – remove item 20/02234/RM; Clerk to check status of other applications.

21P/049. Date of next meeting – 18th March 2021

21P/050. Close of meeting – 8.25pm.

21P/055. Planning Applications

- [21/00417/FUL](#) - Siting of a semi-permanent seasonal sperry tent for weddings and events, erection of a timber pergoda, change of use of paddock land for wedding use, construction of 2 no. service buildings, change of use of building to ceremony hall, siting of 2 no. shepherds huts, conversion of building to holiday let, car parking and soft landscaping - Resubmission of 20/04109/FUL, Willow Grange Farm, Ely Road, Chittering
- [21/00501/HFUL](#) - Removal of existing plant on bay window and creation of a single storey bay window side extension, 86 Rooks Street, Cottenham

For information only:

- [20/02572/CONDA](#) - Submission of details required by condition 4 (boundary fences) of planning permission 20/02575/FUL, Land to the rear of 69 Rooks Street, Cottenham
- [S/2702/18/CONDC](#) - Submission of details required by condition 13 (Operational Noise Minimisation Management Plan) of planning permission S/2702/18/FL, King George V Playing Fields, Lambs Lane, Cottenham

21P/056. Street Trading

The following person has made an application for a street trading licence; we would appreciate your comments within the next 20 working days. If longer is required please contact us via return email. If approval is subject to specific locations, please indicate the locations acceptable.

Name: Mr Csaba Hajdu

Trading Name: Super Whip

Address: 20 Curf Terrace, Chatteris, PE16 6UB

Location: see below

Days: Tuesday and Friday

Times: 12:00 – 19:00

Selling: Ice Cream



Trading details:

1. Woodlark Drive, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
2. Courtyard Way, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
3. Kingfisher Way, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
4. Tenison Manor, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
5. The Herons, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
6. Kestrel Close, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.

Trading details:

1. Cossington Close, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
2. Dunstal Field, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
3. Orchard Close, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
4. Worland Way, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
5. Hawking Way, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
6. Lee Close, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
7. Pelham Close, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
8. Denmark Road, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
9. Brenda Gautrey Way, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.

Trading details:

1. Victory Way, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
2. Eastlands Cose, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
3. Stevens Close, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
4. Lyles Road, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
5. Margett Street, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
6. Telegraph Street, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
7. Coolidge Gardens, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
8. Calvin Close, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.
9. Racecourse view, on Tuesday and Friday, somewhere between 12pm(noon) and 7pm for about 3-5 minutes.

21P/057. This Land/Kier development
To follow

Appendix 1.

List of applications where CPC has asked for it to go to SCDC Committee. NB: Incomplete list – still going through previous minutes

Planning Ref	Address	Mtg date	CPC recom'd	Referral allowed	Reason for refusal	SCDC Decision
20/01575/FUL	Labour Hall, 138 High St	07/05/2020	Refusal		Concerns that 2nd building was being packed in. Access to the rear property would be compromised if a car was parked outside the front building. Considered overdevelopment of the site. Only 1 parking space for the front property. Design of rear property doesn't relate to the existing buildings. The substation isn't disused and is still accessed occasionally; needs investigating further. No space for a turning circle for either property. Noted that the Tree Officer hasn't yet visited the site. The tree is large and a good specimen, visible from some distance along the High Street conservation area. Suspicion that there is Japanese Knotweed on the site which would require professional removal.	Refusal decision imminent
S/4411/19/FL	35 Beach Rd	23/01/2020	Refusal		Occupancy condition on annexe	Refused
20/03846/OUT	Land to rear of 129 High St	15/10/20	Refusal		In the conservation area and within the setting of a listed building (garden adjoins). Materials not in keeping, no room around the buildings/too dense for the location. Contrary to the Local Plan H17 a and b. Poor access, no adequate safe road access shown.	Withdrawn
20/04906/OUT	Agricultural Building And Land To The Rear Of 38 Histon Road Cottenham CB24 8UD	7/1/21	Refusal		- Application is contrary to the referendum ready Cottenham Neighbourhood Plan. NB: there is no mention of the Neighbourhood Plan in the design and access statement or rest of the application. - Strong concerns regarding drainage. The run off	

				<p>rate quoted is excessive at 2.1l per second per hectare for water to be permitted to drain into an IDB drain. The applicant hasn't approached the IDB and they would need IDB consent to drain into one of their ditches; the run off would also need to be reduced to 1.1l per second per hectare. NB: The IDB are at the limit of what they can pump in that area. Query why the SCDC Drainage Officer has said the application is acceptable subject to conditions when the run off rates aren't acceptable. The application puts effort into explaining the sewers but not the surface water drainage. There has been severe flooding in the vicinity of the site recently and local knowledge states that the site regularly floods.</p> <ul style="list-style-type: none"> - Road safety/pedestrian safety issues - no pavement provided on the site side of the road. The proposed access could also impede highway visibility for existing adjacent residents. In the event that the application is approved the verge should be upgraded to a full 2m wide pavement as per other developments on Oakington and Rampton Roads. - The site is outside the village framework (contrary to NP policy COH/2-1). - Site is partially in the greenbelt and considered a bit too big to be considered a rural exception site. Currently the need for affordable homes in Cottenham is a negative figure since we have an excess. Noted that under one Local Plan policy (H/11 1c): any proposed development in the Green Belt must not only prove that demand exists but 	
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					<p>also pass a sequential test demonstrating that no other sites exist that would have less impact on the greenbelt.</p> <p>Local reports counter what has been stated in the ecology report and there is an abundance of wildlife on the site.</p> <p>- Roof pitches appear to be too steep in the indicative plans (one reason why the This Land application was refused) but the proposed housing mix is good.</p>	
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